



Jambostar
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 Phone: 612 735 7788 or Phone: 722 85 3889

**JAMBOSTAR CONTRACT AND AGREEMENT
 WITH PROPERTY OWNERS AND
 MANAGERS**

THIS AGREEMENT (Hereinafter "**Agreement**") is entered into this _____ 20____, by and between:

Jambostar Properties Ltd (JPL) acting as Realtor, agent, broker or contractor

__AND__

The Property

The parties hereby agree that the following property, located in

City: _____

County: _____

District: _____

Country _____,

Property Type & Number of Units (*provide as much details as possible*)

Known by street and address as

The Operators/Directors/Owners and Agent (broker or contractor) do hereby agree to abide by the terms set out in this Agreement. The terms of this Agreement are as follows:

Duties

JPL's responsibility:

The Operators/Directors/Owners appoints JPL for the following purposes:

- (a) Sell property - Seek buyer (s) through JPL's extensive networks and database until property is sold
- (b) Advertise property by internet, newspapers, flyers and billboards and other means (ads paid for by seller)
- (c) Final offer letter as agreed between the two parties
- (d) Finalize sale agreement and closing (conference with buyer, seller, agent and attorney)



Seller's Responsibility:

- (a) Prepare offer letter along with JPL in a timely manner
- (b) Arrange financing agreement if available
- (c) Prepare TITLES and avail at a reasonable time
- (d) Finalize sale agreement and closing (conference with buyer, seller, agent and attorney)

Commission

The above duties shall be executed on commission basis. The Commission shall remain at a rate of _____ or as agreed upon by and between the two parties. Commission is due upon closing of sale of property.

Independent Contractor

This Agreement will not render the **Jambostar Properties Ltd**, the agent an employee or partner with the above Operators/Directors/Owners/company for any purpose. The Agent is and will remain an independent contractor in his or her relationship to the above Operators/Directors/Owners/Company.

Exclusions

Excluded from this Agreement are all other existing written agreements at the time of the execution of this Agreement with other Agents. The above Operators/Directors/Owners/Company is not exclusively bound to retain **Jambostar properties Ltd** as a sole agent but can use/appoint the service of multiple agents with prior notice to **Jambostar Properties Ltd** and within 7 days of appointing other agent.

Entire Agreement

This Agreement sets forth the understanding between the parties relating to the subject matter and replaces all prior discussions between the parties. No modification to this Agreement will be effective unless in writing signed by the party to be changed. Any subsequent change or changes in the Agent's duties or commission will not affect the validity of this Agreement.

Dissolution of Agreement:

Any party may end this contract in writing to the other

Severability

If one or more of the provisions in this Agreement are deemed void by law, then the remaining provisions will continue in full force and effect.

Headings

Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement.

The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

Company Name: _____

Company Rep. Name: _____



Signature: _____

Agent :

Agent/Contracted Company: **Jambostar Properties Ltd**

Print Name: _____

Signature: _____